

**SHERIFF'S SALE
VALUABLE REAL PROPERTY**

STATE OF MARYLAND
MONTGOMERY COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the District Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Buckingham Station Condominium III vs Johanna A. Zapata in the District Court for Montgomery County, Maryland Case No. 060100069902015 have this 7th day of March 2017, seized and taken into execution all the right and title, claim, interest, and estate, at the time the judgment became a lien on the property, both at law and in equity of the said Johanna A. Zapata, of, in, to, and about the following described property to wit:

Real property of Johanna A. Zapata, located at 19416 Buckingham Way, Germantown, MD 20874 and further described as All that lot, tract or parcel of land situated, lying and being in Montgomery County, Maryland, which is part of a tract of land known as unit 19416, land unit 3, as shown on a plat entitle "Buckingham Station Condominium III, Phase One" together with an undivided interest in the limited common elements and general common elements thereof, all as established pursuant to the Condominium Declaration and By Laws recorded among the land records of Montgomery County, Maryland in liber 40340, folio 320 and pursuant to condominium plat recorded as Plat No's. 10462 through 10466.

Together with the exclusive rights to use surface parking space no. 70 and being a portion of the same property as conveyed to Centex Homes, a Nevada General Partnership, by virtue of special warranty deed from Fairfield Germantown Farms L.P., a Delaware Limited Partnership, dated December 30, 2004, recorded January 18, 2005 in liber 29062, folio 371 recorded among the Land Records of Montgomery County, Maryland.

Subject to moderately priced Dwelling Units Declaration of Covenants for sale subdivisions recorded in liber 33137, folio 618, among the land records of Montgomery County, Maryland.

BEING the same property conveyed unto Johanna A. Zapata, by deed recorded in Liber 46134 at Folio 256 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Johanna A. Zapata's interest only. The described property will be sold subject to reservations of title, subject to liens of records, and to all claims known and unknown. In order to obtain clear title, the cost of conveyance and outstanding senior liens must be paid by the purchaser.

I hereby give notice that I will sell all the right, title, claim, interest and estate both in law and in equity of the said Johanna A. Zapata, and, of, in, to, and about the above described property to the highest bidder for cash at the Maryland Avenue entrance of the Judicial Center, 50 Maryland Avenue, Rockville, Maryland on July 18, 2017 at 10:00 am.

TERMS OF SALE:

A deposit of \$5,000 of the purchase price will be required at the time of the sale, balance due within 10 days after ratification from the courts. Deposit and remaining balance must be paid in U.S. currency, certified check or cashiers check made payable to "Sheriff of Montgomery County". No personal or business checks will be accepted. In order to be eligible to bid you must have a government issued photo ID (i.e. Drivers License) and \$5,000.00 deposit in hand.

In the event of default by said purchaser and at their risk and expenses, the Sheriff may declare the deposit forfeited and resell the premises. In such event the defaulting purchaser will be liable for payment of all costs and expenses of both sales. The forfeited deposit, less expenses, will be credited towards the judgment after the final ratification. This sale will be final after ratification from the courts.

Darren M. Popkin, Sheriff
Montgomery County, Maryland